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3 July 2024

Dear Councillor

NOTICE IS HEREBY GIVEN THAT a meeting of the **PLANNING COMMITTEE** will be held in the Council Chamber at these Offices on Thursday 11 July 2024 at 6.00 pm when the following business will be transacted.

Members of the public who require further information are asked to contact Democratic Services on (01304) 872303 or by e-mail at democraticservices@dover.gov.uk.

Yours sincerely

Chief Executive

Planning Committee Membership:

M J Nee (Chairman)
J P Loffman (Vice-Chairman)
J S Back
D G Beaney
D G Cronk
S Hill
N S Kenton
R M Knight
H M Williams
C F Woodgate

AGENDA

- 1 **APOLOGIES**
To receive any apologies for absence.
- 2 **APPOINTMENT OF SUBSTITUTE MEMBERS**
To note appointments of Substitute Members.
- 3 **DECLARATIONS OF INTEREST** (Page 5)

To receive any declarations of interest from Members in respect of business to be transacted on the agenda.

4 **MINUTES** (Pages 6 - 11)

To confirm the attached minutes of the meeting of the Committee held on 13 June 2024.

ITEMS WHICH ARE SUBJECT TO PUBLIC SPEAKING

(Pages 12 - 16)

5 **APPLICATION NO DOV/22/01320 - LAND NORTH OF CHAPEL LANE, RIPPLE**
(Pages 17 - 39)

Outline application for the erection of 6 no. dwellings, car park and open space (with all matters reserved except access)

To consider the attached report of the Head of Planning and Development.

6 **APPLICATION NO DOV/23/01441 - EASTLING DOWN FARM, SANDWICH ROAD, WALDERSHARE, CT15 5AS** (Pages 40 - 51)

Outline application for the erection of four dwellings with associated parking and landscaping (all matters reserved apart from access)

To consider the attached report of the Head of Planning and Development.

7 **APPLICATION NO DOV/24/00170 - LAND SOUTH WEST OF ST EDMUNDS ROAD, DEAL** (Pages 52 - 78)

Outline planning application for the erection of 23 houses and associated parking and infrastructure (with all matters reserved except access)

To consider the attached report of the Head of Planning and Development.

8 **APPLICATION NO DOV/23/00951 - PHASE 3 PARCEL 1 LAND FOR AYLESHAM VILLAGE EXPANSION NORTH OF DORMAN AVENUE NORTH AYLESHAM**
(Pages 79 - 110)

Approval of reserved matters relating to layout, scale, appearance, access and landscaping for 39 residential dwellings on phase 3 parcel 1, together with details for conditions 2, 21, 22, 24, 25, 35, 37, 38, 39 and 42 pursuant to outline planning permission 19/00821

To consider the attached report of the Head of Planning and Development.

9 **APPLICATION NO DOV/24/00181 - THE BEACON PROJECT, BENCH STREET, DOVER, KENT** (Pages 111 - 149)

Full application for the erection of an up to four storeys in height building for uses including education, offices, studio, gallery and cafe (Use Classes E(g)(i), E(b) and F1)

To consider the attached report of the Head of Planning and Development.

ITEMS WHICH ARE NOT SUBJECT TO PUBLIC SPEAKING

10 APPEALS AND INFORMAL HEARINGS

To receive information relating to Appeals and Informal Hearings, and appoint Members as appropriate.

11 ACTION TAKEN IN ACCORDANCE WITH THE ORDINARY DECISIONS (COUNCIL BUSINESS) URGENCY PROCEDURE

To raise any matters of concern in relation to decisions taken under the above procedure and reported on the Official Members' Weekly News.

Access to Meetings and Information

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